

☐ Individual appearing without attorney
☒ Attorney for: Weneta M.A. Kosmala, Ch. 7 Trustee

Debtor(s).

Location: United States Bankruptcy Court, 411 W. Fourth Street, Suite 6135, Santa Ana, CA 92701-4593

Last date to file objections: 07/17/2017

Description of property to be sold: Residential real property located at 12200 Calendula Avenue, Fountain Valley, CA

Terms and conditions of sale: The sale is “as is, where is”, with no warranties or guaranties. This is an arms-length transaction. Trustee proposes that the Buyers’ offer be subject to overbid.

Proposed sale price: \$ 579,900.00

Overbid procedure (if any): Initial minimum overbid is \$585,000, approximately \$5,000 over the Offer (rounded up for convenience); Subsequent bidding increments shall be \$1,000, or such increments as the Court may establish. Trustee will seek approval of the bid which generates the largest net result for the Estate. Only Qualified Bidders may submit an overbid; Each bid must be all cash to the Estate, non-contingent, and upon the same terms and conditions, other than price, as those proposed in the Offer; All interested bidders must contact Trustee's counsel no less than three (3) business days prior to the hearing on this Motion.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: July 31, 2017

Time: 2:00 p.m.

Ctrm: 6C

United States Bankruptcy Court

411 W. Fourth Street, Suite 6135

Santa Ana, CA 92701-4593

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Erin P. Moriarty (SBN: 146751)

Law Offices of Weneta M.A. Kosmala

3 MacArthur Place, Suite 760

Santa Ana, CA 92707

Tel: 714-540-3600

Email: emoriarty@kosmalalaw.com

Date: 06/30/2017

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3 MacArthur Place, Suite 760
Santa Ana, CA 92707

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/30/2017, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/30/2017, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Mark S. Wallace
United States Bankruptcy Court
411 W. Fourth Street, Suite 6135
Santa Ana, CA 92701-4593

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/30/2017 Janine Fountain
Date *Printed Name*

/s/ Janine Fountain
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”):

- Weneta M Kosmala (TR) ecf.alert+Kosmala@titlexi.com, wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
- Erin P Moriarty emoriarty@kosmalalaw.com, wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- Edward A Treder cdcaecf@bdfgroup.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Julie J Villalobos julie@oaktreelaw.com, oakecfmail@gmail.com;r51108@notify.bestcase.com

2. SERVED BY UNITED STATES MAIL:

Catherine B. Hornik
12200 Calendula Avenue
Fountain Valley, CA 92708

Clarence Yoshikane
HOM/Sotheby's International Realty
1200 Newport Center Dr Ste 100
Newport Beach, CA 92660